



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2203794

Applicant Name: Brittani Ard for Noland LLC

Address of Proposal: 2421 NW 63rd Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two unit lots (unit lot subdivision). Proposed unit lot sizes are: A) 2,575 sq. ft., B) 2,075 sq. ft, C) 2,267 sq. ft, D) 2,554 sq. ft. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the unit lots. The construction of townhouses has been approved under Project # 2203566.

The following approval is required:

Short Subdivision – To divide one parcel into two unit lots (SMC Chapter 23.24).

SEPA DETERMINATION:

☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site Location and

Description:

The subject property is located in northwest Seattle between 24th Avenue NW and 26th Avenue NW, fronting on NW 63rd Street. The surrounding area is predominately occupied by single-family residences as well as some multi-family residences.

Zoning:

LDT (Lowrise Duplex/Triplex)

Parcel Size:

Approximately 4,998 square feet

Existing Use:

The site is currently developed with a single family residence located in the center of the parcel (pre-unit lot subdivision).

Surrounding Uses:

North: Developed with Single and multi-family residences zoned LDT
East: Developed with Single and multi-family residences zoned L-3/RC
South: Developed with Single and multi-family residences zoned LDT
West: Developed with Single and multi-family residences zoned LDT

Proposal Description

Master Use Permit to subdivide one parcel into two unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the unit lots. The construction of townhouses has been approved under Project # 2203566.

- Unit Lot A: 2,499 square feet
- Unit Lot B: 2,499 square feet

Vehicular and pedestrian access to proposed unit lots “A” and “B” will be off of 63rd Street NW along the north property boundary.

Public Comments

The comment period for this proposal ended August 7, 2002. The City received two comment letters. Both state opposition to the proposal because they anticipate that new townhouse residents will park extra vehicles on the street exacerbating the already overcrowded parking situation.

The proposed new development is required to provide one parking space per unit. This unit subdivision application is only for the purpose of creating separate parcels for sale. The building permit, and by extension the parking requirement, is not under review with this application.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.40, no short plat shall be approved unless all of the following conditions are found to exist. The findings, which follow, are based on information provided by the applicant, referral comments from DCLU, Seattle Public Utilities, Seattle Fire Department, Seattle City Light, and review of the proposal by the Land Use Planner.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Whether the proposal is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Townhouse Unit Subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses.*

Based on information provided by the applicant, referral comments from DCLU, Seattle Public Utilities, the Seattle Fire Department, Seattle City Light, and review of the proposal by the Land Use Planner, the following findings are made with respect to the above, cited criteria:

1. *Conformance with Land Use Code Provisions*

The existing parent lot subject to this subdivision conforms to all development standards of the LDT zone. The parent lot configuration provides adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards. The unit lots proposed by this subdivision conform to the standards for unit lot subdivisions (SMC 23.24.045) and other code provisions applicable to unit lot subdivisions.

2. *Adequacy of Access for Vehicles, Utilities and Fire Protection*

Each of the proposed unit lots will have adequate access for vehicles via their respective street frontages along NW 63rd Street. Each of the proposed lots will have adequate access for utilities and fire protection via NW 63rd Street as well. Captain J. Hayes of the Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

Seattle City Light has required utility easements over the west five feet of Unit Lot A and the east five feet of Unit Lot B.

3. *Adequacy of Drainage, Water Supply, and Sanitary Sewage Disposal*

The City of Seattle serves this area with public storm drainage, domestic water, and sanitary sewer.

The existing structure on the subject property is connected to the east-west running sewer main and storm drainage system located beneath the right-of-way for NW 63rd Street directly north of the subject property. There is curb and gutter to convey storm water runoff from curb discharge to the public storm drain.

The applicant has provided a Seattle Public Utilities water availability certificate.

Therefore, the proposed subdivision provides adequate provisions for water, drainage and sanitary sewer disposal subject to the provisions of necessary easements as noted above.

4. *Service of the Public Use and Interests*

The proposed unit lot subdivision is consistent with relevant LDT zone land-use policies and meets the minimum provisions of the Seattle Land Use and Zoning Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. The public use and interests are served by permitting the proposed division of land.

5. *Conformance with Provisions for Environmentally Critical Areas*

This site is not located in an environmentally critical area.

6. *Tree Retention Criteria*

No trees are noted on the survey provided by the applicant. The reviewer did not observe any trees of significance on the subject property during his site visit.

7. *Conformance to the provisions of Section 23.24.045, Townhouse Unit Subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses.*

Section 23.24.045 of the Seattle Municipal Code provides that under certain circumstances some types of parcels may be created that do not individually meet the zoning requirements for lot size, setbacks, density, and structure width and depth. These are called unit lot subdivisions and may be permitted as long as the development as a whole meets development standards. However, as a result of this subdivision, development on the individual lots may be non-conforming. To assure that future owners have constructive notice that additional development may be limited due to non-conformities, the following statement shall be required to be included as a note on the final short subdivision: "The unit lots shown on this site are not separate

buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.”

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **APPROVED WITH CONDITIONS.**

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned.
2. Make a note on the final plat map before recording that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
3. Add required Seattle City Light easement to final plat map.
4. Submit the final recording forms for approval and any necessary fees.

Signature: (signature on file) Date: March 31, 2003
John Bissell, AICP, Contract Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

CM'P; vc